

TOWN OF DUDLEY MASSACHUSETTS PLANNING BOARD

DUDLEY MUNICIPAL COMPLEX, ROOM 308
71 WEST MAIN STREET, DUDLEY, MA 01571

DUDLEY PLANNING BOARD

Daniel Edmiston, Chairman
Richard Clark, Vice Chairman
Steve Watroba, Clerk of the Board
Louis Perrin, Member
William LePage, Member



DUDLEY PLANNING STAFF

Donald T. Johnson, AICP, Town Planner
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PLANNING BOARD MEETING MINUTES

Wednesday August 28, 2019

Dudley Municipal Complex, Room 321-A

Call to Order

The Planning Board Meeting was called to order at 7:00 PM on Wednesday, 2019 in Room 321A of the Dudley Municipal Complex by Vice Chairman Richard Clark. Planning Board members present were: Steve Watroba-Clerk of the Board, Louis Perrin-Member, William LePage-Member, Don Johnson, Town Planner and Caryl Savard, Clerk.

A. Meeting Minutes

- a. Mr. Watroba **moved to approve the minutes of August 14, 2019.** Seconded by Mr. Perrin. Unanimous.

B. ANR Plan – 20 Bonnie View Road (request to withdraw)

- a. Mr. Watroba **moved to accept the withdrawal of the ANR.** Seconded by Mr. Perrin. Unanimous.

C. Request of Conrad Allen to discuss the construction of Spruce Street, five 2-unit and one 1-unit townhouses on land off Spruce Street, zoning district RES-10.

- a. Mr. Allen explained the changes to his preliminary plan for the townhouses. Once it has been finalized, he will update the Planning Board, possibly in October.

D. Discussion on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets

- a. Pierpont Estates – Mr. Cerqueira will be requesting to release 2 more lots in the subdivision.
- b. Rocky Hill Estates – No updates.
- c. Piasta Road – (scheduled to be done in 2019) – Mr. Johnson will contact the developer and ask to attend next meeting with an update.
- d. Country View Estates (Eisenhower Drive) – Developer is preparing as-builts.
- e. Tobin Farm Estates – Developer is preparing as-builts.

E. Final Inspection associated with Site Plans, including:

- a. **AMP Solar** – working on landscaping.

F. Planner's Plate

- a. Mr. Johnson meeting with the Town Administrator on MVP and other grants.

G. Comments from the Planning Board – Mr. Perrin would like to see timelines on subdivisions. Since Mr. Johnson has been the Planner, there haven't been any new subdivisions, but he is working on having the developers adhere to timelines and will continue to do so.

H. Comments from the Audience – None.

I. Other Business – Amendment to ANR previously submitted. Danielle Jacobson explained that the title search revealed a correction in the power line easement, added more square footage to land. Mr. Perrin **moved to accept the new ANR.** Seconded by Mr. Watroba. Unanimous.

J. Mr. LePage excused himself from the meeting, due to family emergency.

K. Adjournment

- a. As there was no further business to come before the members, Mr. Watroba **moved to adjourn at 7:41 PM.** Seconded by Mr. Perrin. Unanimous.

Minutes of August 28, 2019

Daniel Edmiston, Chair

Richard Clark, Vice-Chair

Steve Watroba, Clerk to the Board

Louis Perrin, Member

William LePage, Member